



Lowbourn, Melksham  
£99,950





# 39 Gifford Court Melksham, SN12 7DY

## **SITUATION:**

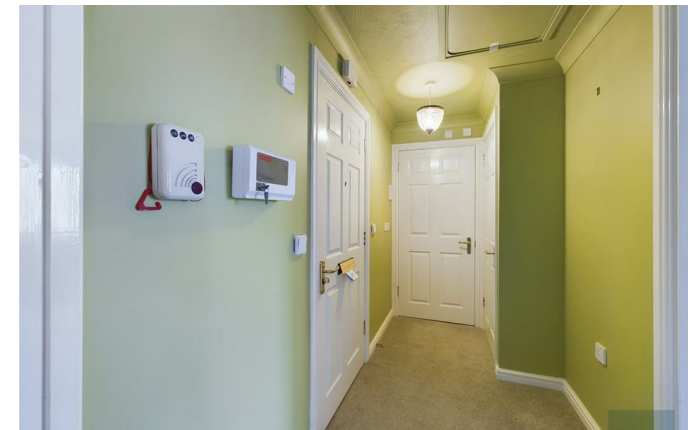
Set in the heart of the market town of Melksham, which offers an excellent range of amenities for all including shops, cafes, and a range of supermarkets. The newly built Melksham campus, opened in 2022 offers state of the art Library, fitness centre, swimming pool and much more. Melksham provides easy access to the M4 corridor and has transport links including bus services and a train station to the neighbouring towns including Chippenham, Trowbridge, Bradford on Avon and the Georgian city of Bath lies some 12 miles distant.

## **DESCRIPTION:**

**\*\* NO CHAIN \*\*** A delightful upper floor apartment, set within this most sought after retirement complex located in the heart of the Market town of Melksham. The property has been well maintained and offers a spacious, well decorated accommodation throughout. **VIEWING IS ESSENTIAL.** to fully appreciate all this home has to offer. Double Bedroom with mirrored wardrobes, lounge/diner with views overlooking the inner gardens, kitchen and modern shower room.. Designed for the over 60's in mind in 2003 by McCarthy & Stone, with many communal facilities offered including lounge, kitchen, conservatory, laundry, guest room and gardens. Further benefits include a resident manager and 24 hour careline.

## **COMMUNAL ENTRANCE HALLWAY:**

With conservatory entrance, secure door, through to communal sitting room, kitchen, laundry facilities, guest suite, scheme manager's office, lift and staircase.







**HALLWAY:**

With front door, electric panel heater, storage cupboard, doors to:-

**LOUNGE/DINING ROOM:**

With double glazed window overlooking the gardens, with shutters, free standing electric fire, (not tested), double panelled glazed double doors:-

**KITCHEN:**

With double glazed window overlooking the gardens, attractive range of fitted base and wall units incorporating stainless steel sink drainer sink unit, built in electric hob with extractor hood over and eye level oven, space for under counter fridge and freezer, wall heater, part tiled walls.

**DOUBLE BEDROOM:**

With double glazed window overlooking the gardens, with shutters, built in mirror fronted wardrobes.

**SHOWER ROOM:**

With modern shower room, fully tiled with double enclosed shower cubical, wash hand basin within vanity unit, low level w.c., chrome ladder radiator, cupboard housing water tank and shelving.

**OUTSIDE:**

**GROUNDS AND GARDENS:**

pretty communal grounds and gardens surround Gifford's Court with seating areas - resident/visitor car parking - no allocated parking.

**Tenure:**

Leasehold - 125 year lease from 2003.  
Service Charges: tbc

**CODE: 1/6/2024**

**TO ARRANGE A VIEWING:**

To view this property please call 01225 706860 or email [melksham@chasebuchanan.co.uk](mailto:melksham@chasebuchanan.co.uk)

### Miscellaneous items

EPC: C  
Council Tax: B  
Utilities: All main services  
Authority:  
Tenure: Leasehold

### Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at [www.chasebuchanan.co.uk](http://www.chasebuchanan.co.uk)

### Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

### Independent Mortgage Advice

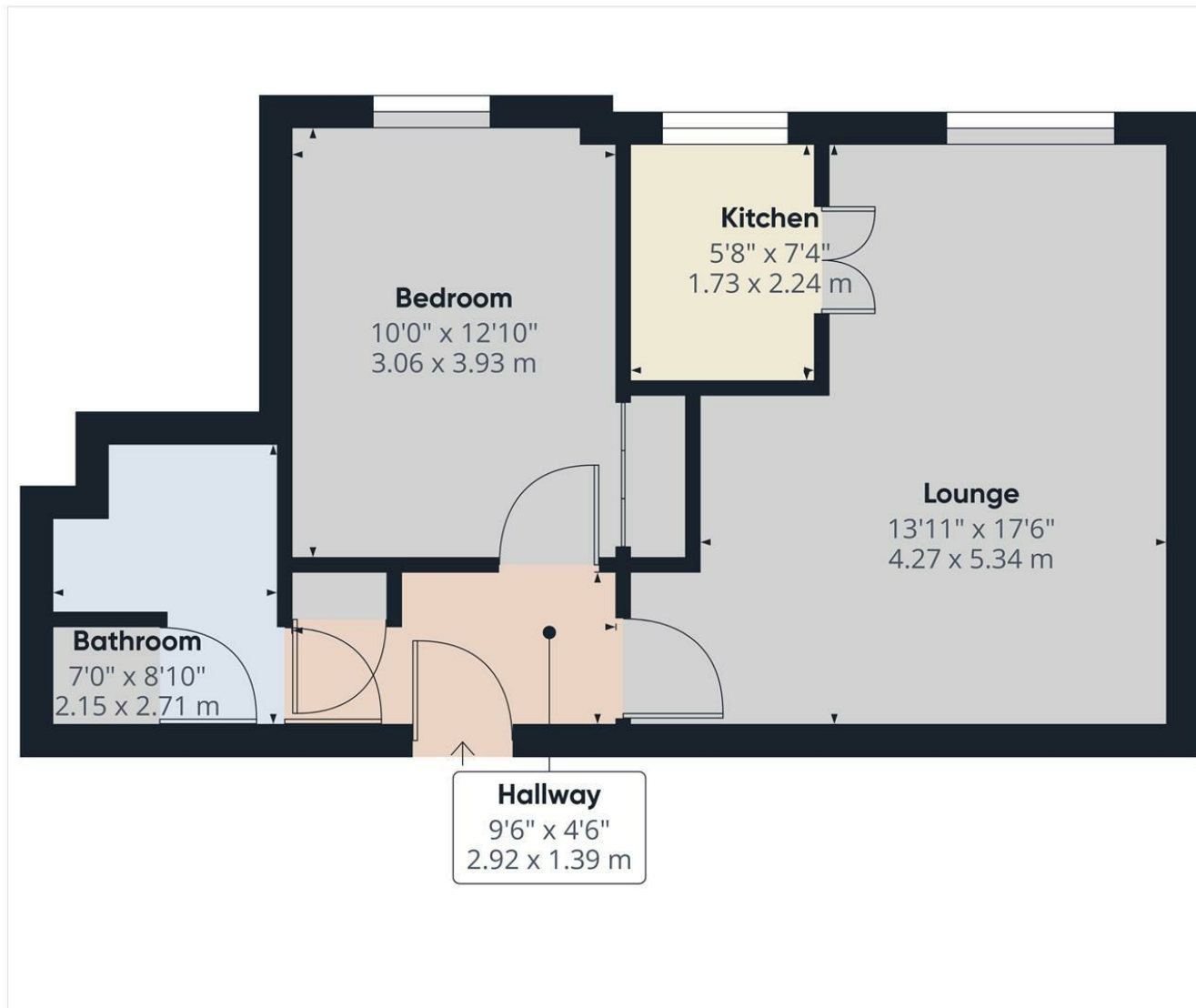
Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- \* Free consultation meetings with no obligation
- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- \* Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

### Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.



Approximate total area<sup>(1)</sup>

511.27 ft<sup>2</sup>  
47.5 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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